BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Fourth Quarter, 2011

Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2011	Q4	59,805.0	53,984.6	5,820.4
	Q3	80,967.3	69,450.2	11,517.0
	Q2	73,925.3	65,987.0	7,938.4
	Q1	36,394.1	32,228.6	4,165.5
2010	Q4	50,032.5	44,144.0	5,888.5

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

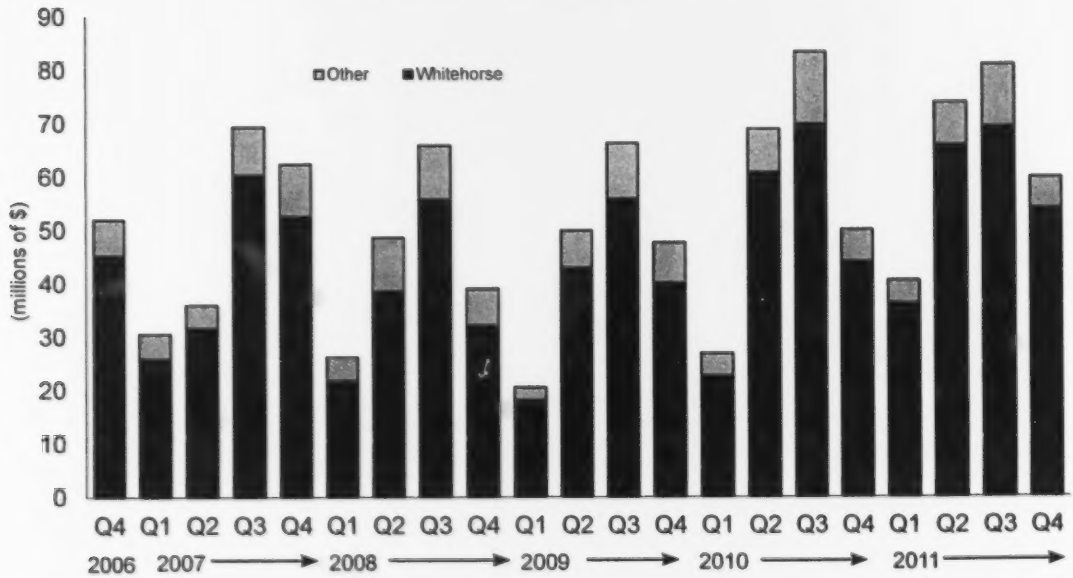
The total value of real estate transactions in Yukon for the fourth quarter of 2011 was $59,805,000. This is an increase of $9,772,500, or 19.5%, from the fourth quarter of 2010, $50,032,500.

On an annual basis, real estate transactions in Yukon in 2011 totalled a record-high $251,091,700. This is an increase of $22,257,100, or 9.7%, over the previous record-high in 2010 when total transactions totalled $228,834,600.

In Whitehorse in 2011, the value of transactions totalled $221,650,400, an increase of $24,041,300, or 12.2%, compared to 2010 ($197,609,100).

In the rest of Yukon, the value of real estate transactions in 2011 totalled $29,441,300. This is a decrease of $1,784,200, or 5.7%, compared to 2010 ($31,225,500).

Real Estate Transaction Values, *by quarter*



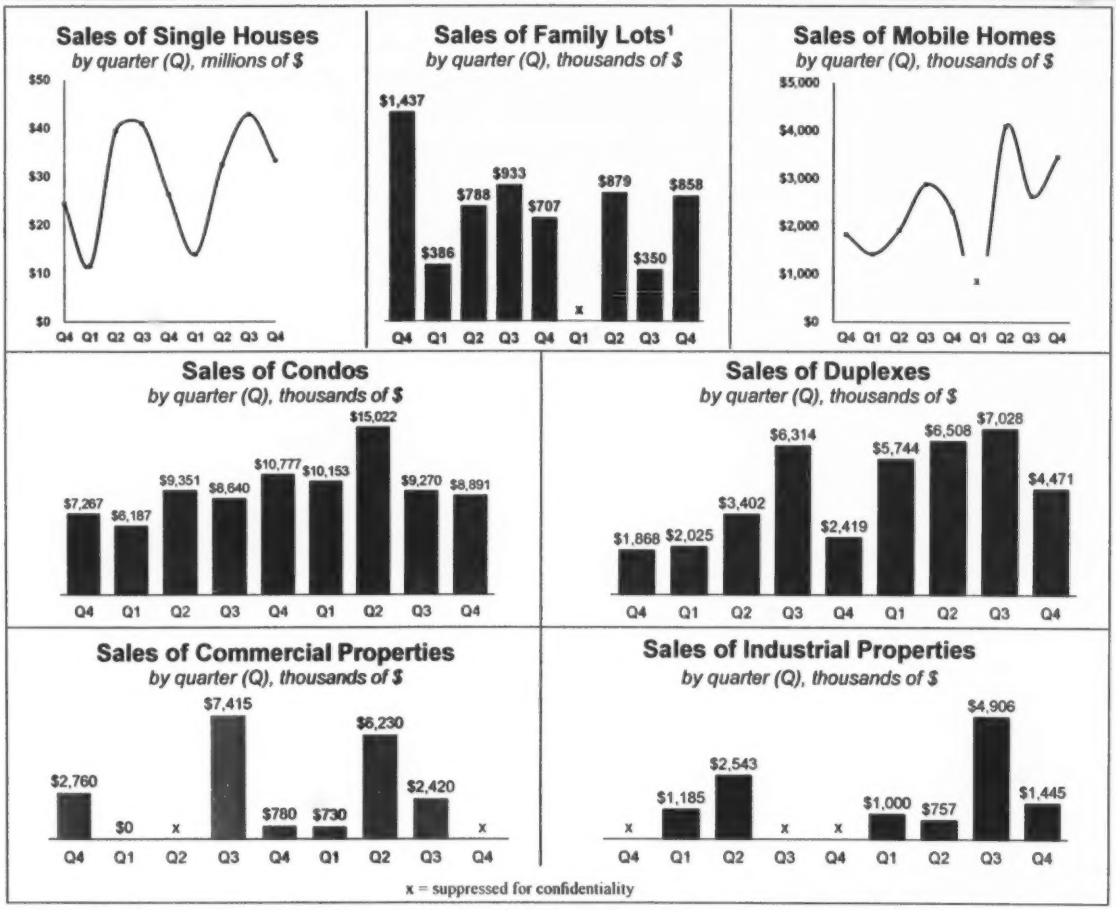
Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased 9,840,600 , or 22.3%, comparing the fourth quarter of 2011 ($53,984,600) to the fourth quarter of 2010 ($44,144,000).

		Total	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2011	Q4	53,984.6	33,310.9	857.9	3,454.9	8,891.4	4,471.4	x	x	1,445.0
	Q3	69,450.2	42,837.6	349.6	2,638.5	9,270.3	7,028.2	0	2,420.0	4,906.1
	Q2	65,987.0	32,500.1	879.3	4,091.5	15,021.7	6,507.5	0	6,230.0	756.8
	Q1	32,228.6	13,935.0	x	x	10,152.6	5,744.5	0	730.0	1,000.0
2010	Q4	44,144.0	26,310.1	707.0	2,312.8	10,777.3	2,419.4	x	780.0	x
Number of Real Estate Transactions										
2011	Q4	148	77	5	13	32	14	x	x	5
	Q3	171	94	3	10	33	21	0	4	6
	Q2	181	76	6	15	56	19	0	4	5
	Q1	102	35	x	x	39	18	0	3	4
2010	Q4	135	65	4	10	42	9	x	3	x

x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q4 2009 to Q4 2011, *by type of transaction*



[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

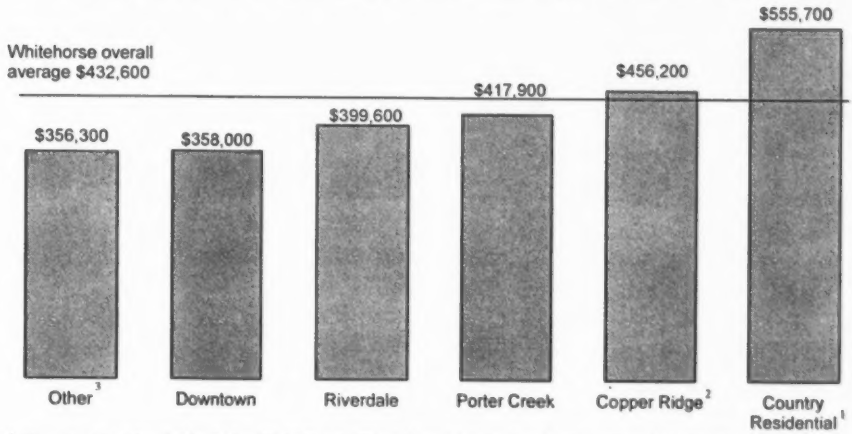
Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2011	Q4	33,310.9	1,432.0	5,994.7	8,358.2	x	1,667.0	12,773.1	x	1,069.0
	Q3	42,837.6	1,677.0	6,829.0	6,872.7	1,948.2	2,991.0	19,041.9	1,337.3	2,140.6
	Q2	32,500.1	x	4,138.5	4,117.1	2,120.0	6,794.0	12,864.5	1,388.5	x
	Q1	13,935.0	1,107.0	3,289.0	2,155.0	1,267.0	x	4,085.5	x	1,061.6
2010	Q4	26,310.1	1,925.0	5,104.3	4,057.7	x	3,198.0	6,418.3	3,310.4	x
Number of Single House Sales						(no.)				
2011	Q4	77	4	15	20	x	3	28	x	3
	Q3	94	5	16	16	4	6	39	3	5
	Q2	76	x	11	11	5	13	28	3	x
	Q1	35	3	9	5	3	x	10	x	3
2010	Q4	65	5	13	11	x	6	15	9	x
Average Price of Single Houses Sold						($000)				
2011	Q4	432.6	358.0	399.6	417.9	x	555.7	456.2	x	356.3
	Q3	455.7	335.4	426.8	429.5	487.0	498.5	488.3	445.8	428.1
	Q2	427.6	x	376.2	374.3	424.0	522.6	459.4	462.8	x
	Q1	398.1	369.0	365.4	431.0	422.3	x	408.5	x	353.9
2010	Q4	404.8	385.0	392.6	368.9	x	533.0	427.9	367.8	x

x = suppressed for confidentiality. Rows may not total due to rounding.

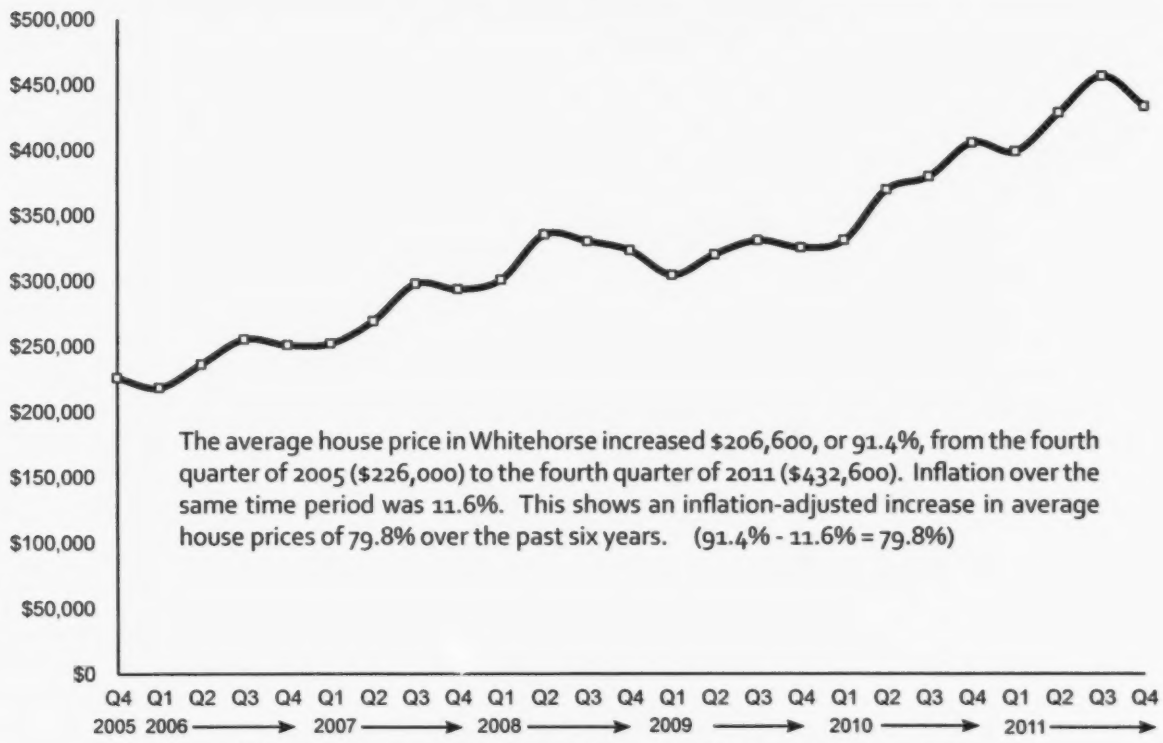
- The ***average*** single house price (does not include duplexes, condominiums or mobile homes) in Whitehorse in the fourth quarter of 2011 was $432,600. This is an increase of $27,800, or 6.9% compared to the fourth quarter of 2010 ($404,800). Comparing the fourth quarter with the third quarter of 2011, the average house price decreased $23,100, or 5.1%, from the record-high third quarter average of$455,700.
- The ***median*** (50% of sales above this figure and 50% below) single house price in Whitehorse in the fourth quarter of 2011 was $416,000. One year earlier in the fourth quarter of 2010 the median house price was $385,000. In the third quarter of 2011, the median house price was a record-high $449,000.

Average Price of Single Houses Sold, *Fourth Quarter, 2011*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

Average Single House Prices in Whitehorse


$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4
2005 2006 2007 2008 2009 2010 2011
The average house price in Whitehorse increased $206,600, or 91.4%, from the fourth quarter of 2005 ($226,000) to the fourth quarter of 2011 ($432,600). Inflation over the same time period was 11.6%. This shows an inflation-adjusted increase in average house prices of 79.8% over the past six years. (91.4% - 11.6% = 79.8%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions in Yukon, with the exception of 'not-at-arm's-length' transactions (those that do not reflect open market values). Prior to 1996, 'not-at-arm's-length' transactions were included in the survey. All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
Executive Council Office
Bureau of Statistics

Information sheet no. 57–Feb 2012
Next release: August 2012

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